

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 6, 2006

ITEM NO. 4

CASE NUMBER/ PROJECT NAME	93-DR-2005 4241 N. Winfield Scott Plaza		
LOCATION	4241 N. Winfield Scott Plaza , which is situated south of Drinkwater Boulevard and east of Scottsdale Road.		
REQUEST	Request approval of a site plan and elevations for construction of a new 2-story office building to replace existing structure.		
OWNER	The Clayton Companies 480-941-2260	ENGINEER	Hunter Engineering 480-991-3985
ARCHITECT/ DESIGNER	Link Design Collaborative 602-381-3590	APPLICANT/ COORDINATOR	Steve Berghoff The Clayton Companies 480-941-2260
BACKGROUND	<p>Zoning.</p> <p>The westerly portion of the site is zoned C-2/P-3/DO which is the Central Business District with Parking District provisions within the Downtown Overlay. The easterly 22 feet of the site is zoned P-2/DO, which is on-site Parking District.</p> <p>Context.</p> <p>The site is located at the southeast corner of E. 4th Avenue and N. Winfield Scott Plaza in downtown Scottsdale. The site is situated approximately one block south of Drinkwater Boulevard and one block east of Scottsdale Road.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Existing restaurant and offices in the C-2/P-3/DO zone.• South: Existing offices in the C-2/P-3/DO zone.• East: Existing offices in the C-2/P-3/DO zone• West: Existing restaurant and offices in the C-2/P-3/DO zone. <p>Applicant's Request.</p> <p>The applicant requests approval of site plan and elevations for a new two-story office building at 4241 North Winfield Scott Plaza, located at the southeast corner of E. 4th Avenue and N. Winfield Scott Plaza, in downtown Scottsdale. The new building involves demolition of two existing, older single-story buildings located on the site and assembly of Lots 29 and 30 to form a single lot.</p>		
APPLICANT'S PROPOSAL			

Development Information:

- Existing Use: Two (2) individual, 1,700 square foot, single story buildings
- Proposed Use: One new 2-story office building on a single parcel
- Parcel Size: 5,604 square feet net; 14,086 square feet gross
- Building Floor Area: 5,559 square feet gross, with 2,252 on first floor and 3,307 on the second floor, and individual suites ranging from 803 to 1,635 square feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 26 Feet and mechanical screen wall to 31 feet.
- Parking Required: 13 Spaces required after application of DO parking waiver incentive where calculation is based on gross floor area minus a maximum of 2,000 square feet; P-3 parking credits = 14 spaces for net requirement of 0 parking spaces
- Parking Provided: 5 Spaces
- Open Space Required: None required by Downtown Overlay (DO)
- Open Space Provided: 870± Square feet
- FAR Allowed: 1.3 (0.8 base and 0.5 bonus)
- FAR Provided: 1.02 based on gross floor area and net lot area

DISCUSSION

The request is for revitalization of an existing commercial/office property in the Downtown area of the City. The site falls under the Downtown Overlay DO provisions, which encourages redevelopment of Downtown areas by permitting increased Floor Area Ratio (FAR). Special provisions for calculating parking and open space requirements also foster this development.

The new four-suite building will have parking at the rear (east side) with vehicular access from an existing alley which connects E. 3rd and E. 4th Avenues in this area. Second level suites cantilever 22 feet over the parking area and 5 feet into the E. 4th Avenue side ground-level building setback. A 4-foot wide sidewalk is located adjacent to the parking spaces on the rear side of the building, and that sidewalk connects to the existing 8-foot wide sidewalk along 4th Avenue and Winfield Scott Plaza. A 12-foot wide landscape courtyard is located along the southern side, with a wall separating the courtyard from the existing building to the south. Main entrances to ground level suites are along the E. 4th Avenue side on the north with exterior stairwells providing access to second floor suites located along both the north and south sides. The building has setbacks of 10 feet from E. 4th Avenue (1 foot to the stairwell) on the north and 2½ feet from the N. Winfield Scott Plaza right-of-way to the west.

Architectural Style & Colors

The proposed building features contemporary architecture utilizing ground level beige brown (Bone) integrally colored CMU block, as well as gray, green and tan (Frazee #8174M, Fenland) stucco finished second level walls. Clear windows are located along each side of the building with 18-inch wide flat aluminum shade covers located over several 2nd floor windows on the south elevation, as well as the side fronting N. Winfield Scott Plaza on the west. Second level cantilevers provide varied planes and façades for the building. Perforated aluminum panels and gates provide screening on portions of the east side of the building facing the alley, as well as the south elevation, and aluminum railings accentuate 2nd level walkways at the top of the staircases.

Landscaping includes a xeriscape palette with Ironwood and Mesquite trees as well as Ocotillo, Agave, Desert Spoon and other plant materials. No turf is proposed.

The use is compatible with adjoining land uses and is suitable for this area. The architecture in this area is a mix of styles and building heights, with the newer developments featuring contemporary styles and greater building heights. The proposed design is compatible with the area's architecture in style, scale, height, massing, pedestrian orientation, colors and materials.

The applicant indicates that the design of the building is intended to better address the site's proximity to 4th Avenue on the north.

Notices were mailed to 44 neighbors within 300 feet of the site on October 26, 2005. Neither the applicant nor staff has received adverse comments on the proposal.

STAFF
RECOMMENDATION

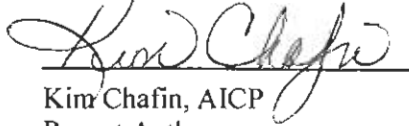
Staff recommends approval, subject to the attached stipulations.


STAFF CONTACT(S) Kim Chafin, AICP

Phone: 480-312-7734

E-mail:

APPROVED BY


Kim Chafin, AICP
Report Author


Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan Existing Condition
5. Proposed Site Plan, including Landscape Plan
6. Elevations
7. Perspective
8. Floor Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

10/28/05



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: 531 - PA - 2005

Coordinator: _____

Case No.: 93-DR-2005

Project Name: _____

Project Location: 4241 North Winfield Scott Plaza

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2/P-3/DO

Proposed Zoning: C-2/P-3/DO

Number of Buildings: 1

Parcel Size: 5514.244 SF

Gross Floor Area/Total Units: 5714 SF/1

Floor Area Ratio/Density: 1.02

Parking Required: 8 existing

Parking Provided: 5

Setbacks: N - 1'-0" S - 0'-0"

E - 2'-0" W - +/- 3'-9"

Description of Request:

The proposed building at 4241 North Winfield Scott Plaza is a two story structure at the southeast corner of Winfield Scott Plaza and 4th Avenue. It is designed as a 5800 square foot multi-tenant office building.

In approaching the project we looked first to the context. The building is located in a prime area of downtown Scottsdale that has yet to benefit from the redevelopment in the area. One reason for the lack of activity in the area is that the buildings have little relationship to the street. They are typically courtyard office buildings that do not support a pedestrian street life. Their internal focus also lends a degree of anonymity to the area creating the impression of neglect.

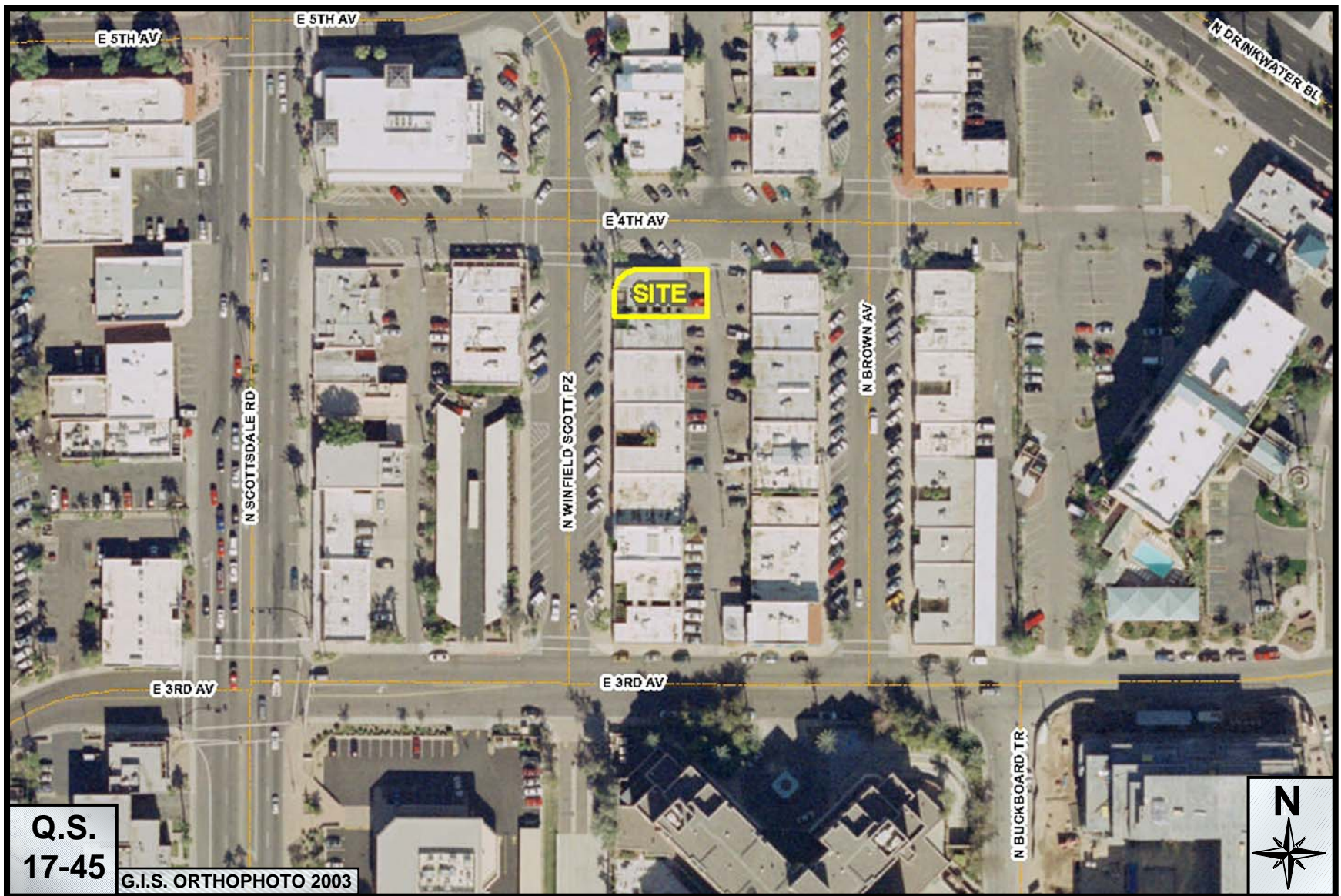
One of our objectives was to design a building that could be a precedent for new development in the area. We felt the building's design should engage the street and the pedestrian, thereby, helping to foster a sense of activity and community. The massing is made up of a series of subtly shifting planes, combined with different materials, to create a more animated and engaging façade. We sought to strengthen the connection between building and street through the use of glass, balconies and lower level recessed shade spaces.

While an objective was to create a more dynamic building, it was also important that the design be cohesive. The primary materials are integral colored gray concrete block and stucco. The buildings colors, subtle shades of gray and green, were chosen to compliment a desert planting palette. Landscape is woven into the overall composition to highlight the entries, screen the parking, and create an additional layer of interest at the pedestrian level. Parking is located under a projecting piece of the second floor and is visually shielded from the street, allowing for a more unified street facade.

It is our intention that the building's design not only create a successful project for our client, but also that it becomes a positive addition to the growth and development of this area of downtown Scottsdale.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Q.S.
17-45

G.I.S. ORTHOPHOTO 2003

4241 N. Winfield Scott Plaza

93-DR-2005

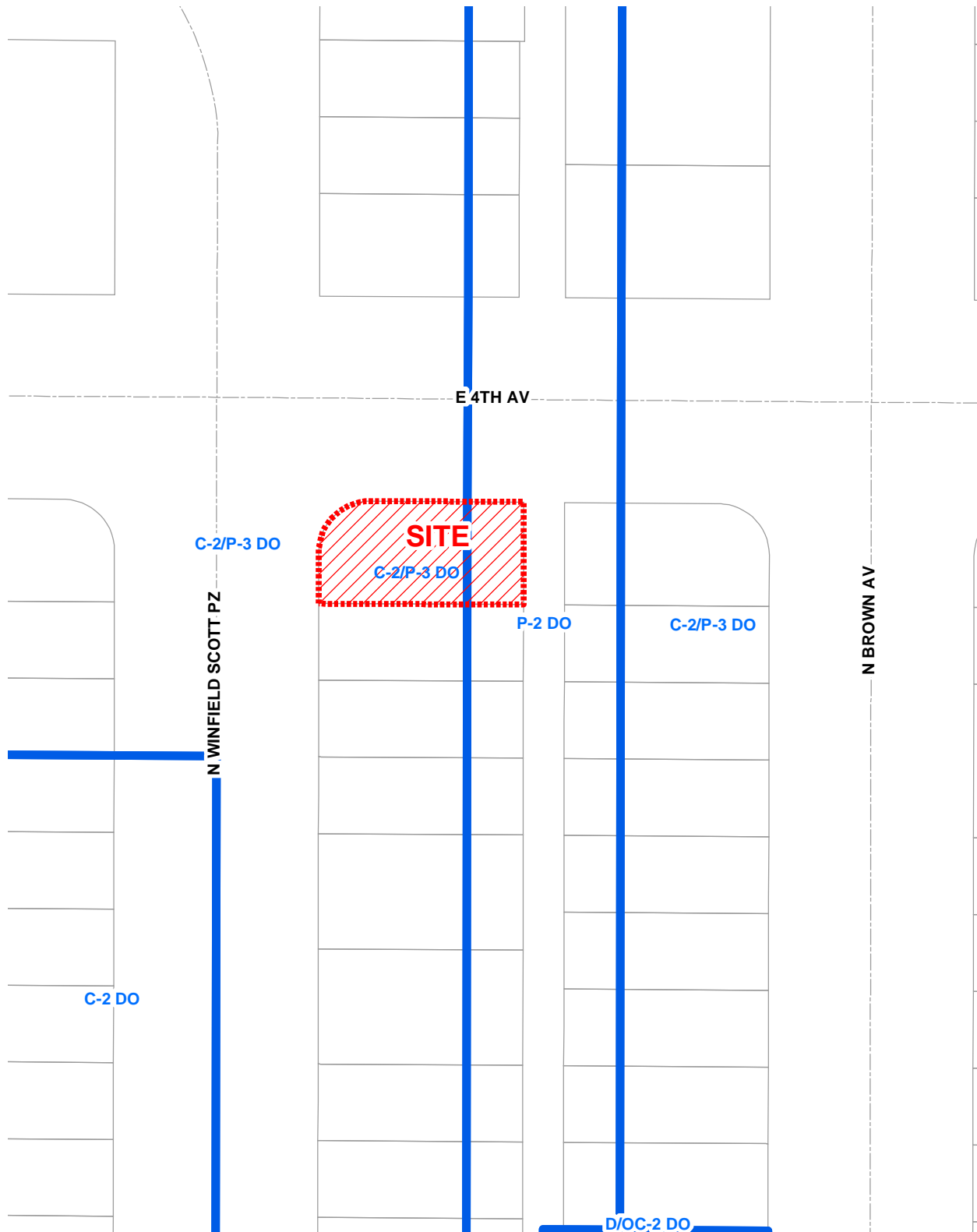
ATTACHMENT #2



4241 N. Winfield Scott Plaza

93-DR-2005

ATTACHMENT #2A



93-DR-2005

ATTACHMENT #3

I

[illegible]

1. Sealing building ~~down~~ **locking** it to **unoccupied**
2. Sealing **overhead** door **off** **lock**
3. Sealing building **outlet**
4. Sealing **it** **correctly** **off**
5. Locking **doorway** **properly**
6. Closing **door** **right** **off** **thoroughly**
7. Site **visibility** **improved**
8. Driveway **parking** **space** **shaded** **thoroughly**
9. Creating **side** **entrance** **room**
10. Creating **light** **room**
11. Creating **planter**








































d. H. A. Elaborative
4702 South 25th Street
Phoenix, Arizona 85032
602.967.2000 fax: 602.967.2000 www.dha.com

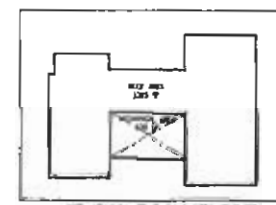
4341 N. Winfield Scott Plaza
Scottsdale, Arizona 85251

name	John Doe, Manager, Acme Corp, 123 Main St
age	35
sex	male
email	john.doe@acme.com

FORM	REF ID: A68502
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A100

PLANT LIFE						
symbol	common name	botanical name	height	seed	weight	remarks
	oak	<i>Quercus</i>	20' to 40'	2'	100 - 175	seed 1/20
	rose	<i>Rosa</i>	2' to 4'	2'	100 - 175	seed 1/20
	clover	<i>Trifolium</i>	1' to 2'	2'	100 - 175	seed 1/20
	club moss	<i>Lycopodium</i>	1' to 2'	2'	100 - 175	seed 1/20
	fern	<i>Fern</i>	1' to 2'	2'	100 - 175	seed 1/20
	grass	<i>Grass</i>	1' to 2'	2'	100 - 175	seed 1/20
	succulent	<i>Succulent</i>	1' to 2'	2'	100 - 175	seed 1/20
	cactus	<i>Cactus</i>	1' to 2'	2'	100 - 175	seed 1/20
	algae	<i>Algae</i>	1' to 2'	2'	100 - 175	seed 1/20
	fungus	<i>Fungus</i>	1' to 2'	2'	100 - 175	seed 1/20
	lichen	<i>Lichen</i>	1' to 2'	2'	100 - 175	seed 1/20
	moss	<i>Moss</i>	1' to 2'	2'	100 - 175	seed 1/20
	fern	<i>Fern</i>	1' to 2'	2'	100 - 175	seed 1/20
	grass	<i>Grass</i>	1' to 2'	2'	100 - 175	seed 1/20
	succulent	<i>Succulent</i>	1' to 2'	2'	100 - 175	seed 1/20
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	succulent	<i>Succulent</i>	1' to 2'	2'	100 - 175	seed 1/20

[illegible]

Proposed Roof Plan
SCALE 1" = 10'-0"

[illegible][illegible]

project: **4341 N. Winfield 300H Farm**
 4000226, Agency: 4300

Keywords: egg production; egg quality

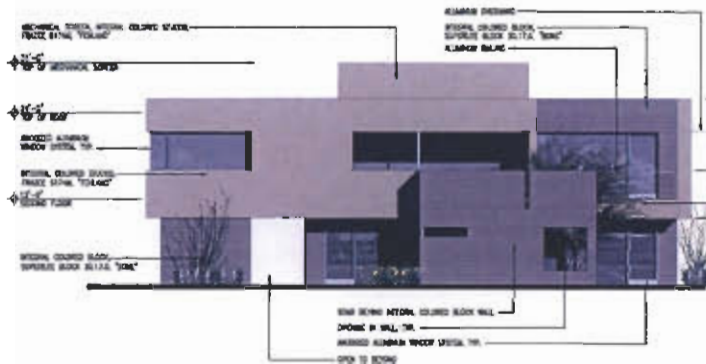
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crap	2010
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FORM	WIS FOR CONSTRUCTION
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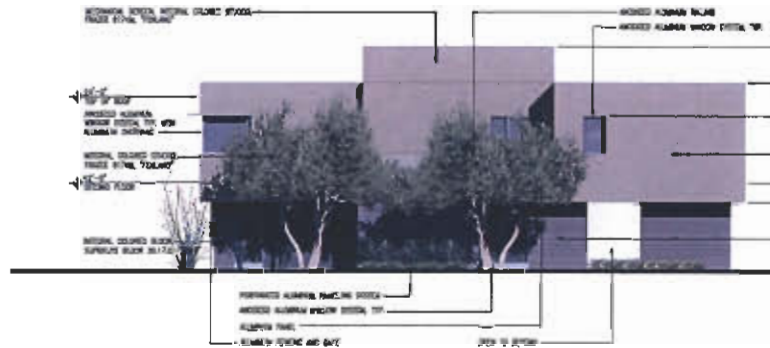
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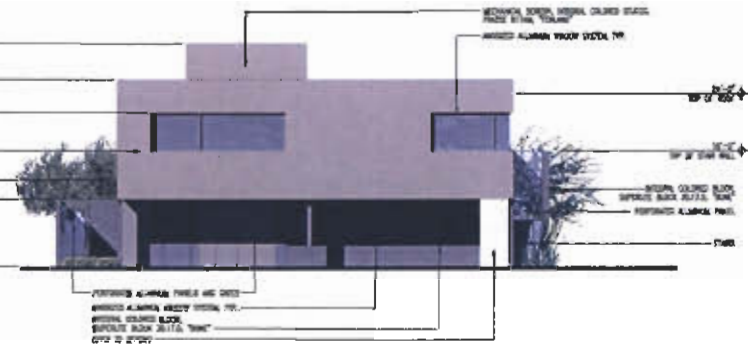
North Elevation



West Elevation



South Elevation



East Elevation

4241 N. Winfield Scott Plaza
Scottsdale, Arizona 85251
Exterior Elevations

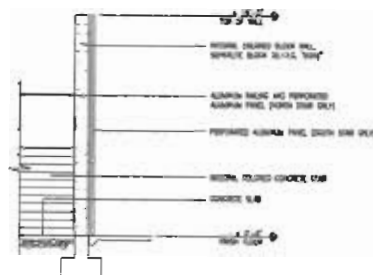
link
design collaborative
6722 NORTH 32ND STREET
PHOENIX, ARIZONA 85018
480.281.2000 FAX 480.281.2000



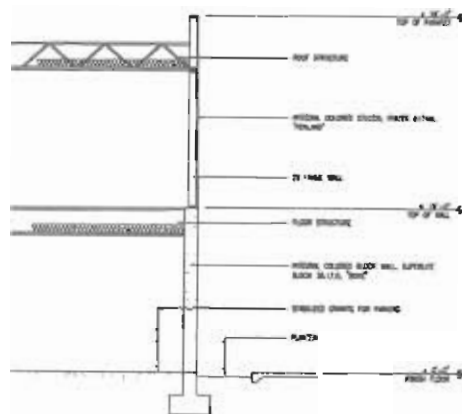
4241 N. Winfield Scott Plaza
Scottsdale, Arizona 85251

link
design collaborative
4702 North 32nd Street
Phoenix, Arizona 85018
602.364.1890 for 602.364.2900 fax

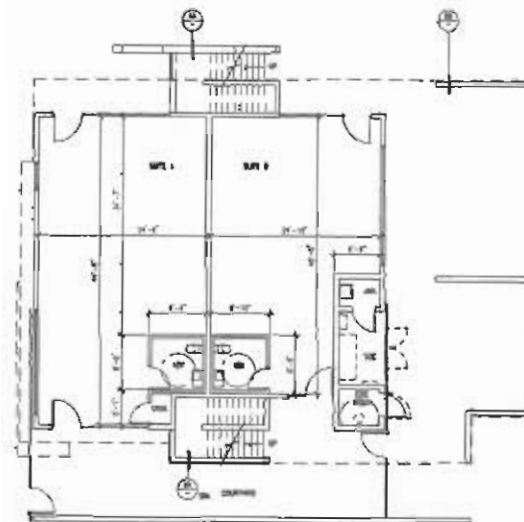
93-DR-2005
REV: 01/13/2006



Section AA WALL SECTION OF SECOND STORY ZONE
SCALE: 1/4" = 1'-0"

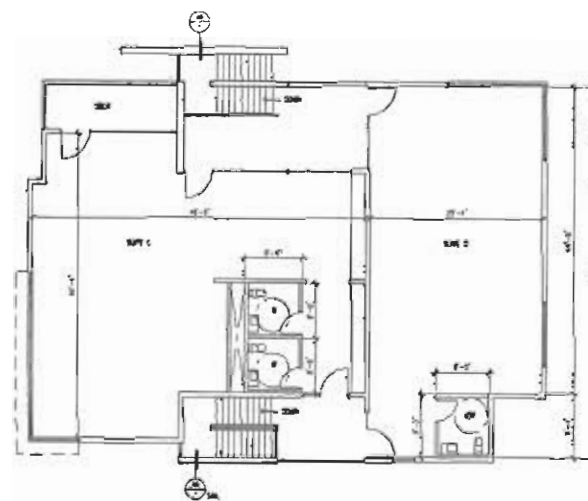


Section BB WALL SECTION OF PARKING
SCALE: 1/4" = 1'-0"



First Floor Plan

SCALE: 1/8" = 1'-0"



Second Floor Plan

SCALE: 1/8" = 1'-0"

FLOOR PLAN INFORMATION

SUITE 1 RESTROOM	100 SF 11' 0" x 9' 0"
NET SUITE 1 TOTAL	100 SF
SUITE 2 RESTROOM	100 SF 11' 0" x 9' 0"
NET SUITE 2 TOTAL	100 SF
PRE-BOOKING JANUARY CLOSET	111 SF
COMMON AREA FIRST FLOOR NET AREA FIRST FLOOR	750 SF 861 SF
SUITE 1 RESTROOM KITCHEN	80 SF 10' 0" x 8' 0"
NET SUITE 1 TOTAL	80 SF
SUITE 2 RESTROOM	111 SF 11' 0" x 9' 0"
NET SUITE 2 TOTAL	111 SF
COMMON AREA SECOND FLOOR NET AREA SECOND FLOOR	800 SF 911 SF
TOTAL NET AREA FIRST AND SECOND FLOORS	1711 SF
TOTAL COMMON AREA PRE-BOOKING SECOND FLOOR	800 SF

d. h. n. collaborative
402 North 3rd Street
Providence, Rhode Island 02908
(401) 251-2000 or (401) 251-2001

PROJECT: 4241 N. Winfield Scott Plaza
Providence, Rhode Island 02908

ARCHITECT: Peter Poppe and Associates

DATE: 01/13/2006

DATE: 01/13/2006

REVISION: Revised for construction 1.13.2006

NOT FOR CONSTRUCTION

A103

4241 Winfiels Scott Plaza
4241 N. Winfield Scott
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF EXIST AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
4241 N. Winfield Scott Plaza
Case 93-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Link Design Collaborative with a staff date of January 13, 2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted Link Design Collaborative with a staff date of March 23, 2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Link Design Collaborative with a staff date of March 23, 2006.
 - d. The design, style and location of exterior site lighting shall be constructed to be consistent with the Lighting and Photometric Plan submitted by Link Design Collaborative with a staff date of January 13, 2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

ATTACHMENT B

Ordinance

- A. *With final plans submittal, provide revised floor plans to show recessed rear (east side) pedestrian entryway to reduce impact of doorways on 4-foot wide sidewalk, to the satisfaction of Final Plans staff.*

SITE DESIGN:**DRB Stipulations**

10. Provide minimum 4-foot wide sidewalk along the east side of the building, adjacent to the parking lot.
11. Trash enclosure wall shall be constructed of masonry, with color and finish to match the building, and of a height sufficient to screen dumpster, to the satisfaction of Final Plans staff.

Ordinance

- B. *Prior to final plans approval, the developer shall submit and receive approval of a lot tie application for the assembly of Winfield Scott Plaza, Lots 29 and 30 to form a single lot.*

OPEN SPACE:**DRB Stipulations**

12. Maintain minimum 2 foot 5 inch building setback from west property line of the site.

Ordinance

- C. *Maintain site line visibility triangle at intersection of 4th Avenue and Winfield Scott Plaza as shown of proposed site plan, to the satisfaction of Final Plans staff.*

LANDSCAPE DESIGN:**DRB Stipulations**

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
14. All plants must be in context with existing landscaping in the area.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished grade to the bottom of any exterior luminaire shall not exceed 20 feet.
18. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.
19. Incorporate into the project's design, the following:
- Parking Lot and Site Lighting:
- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 10.0-foot candles.
 - b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaires shall be included in this calculation.

- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
- e. Lights shall not be mounted on the top or sides of the canopy.
- f. The sides or fascias of the canopy shall not be illuminated.

Building Mounted Lighting:

- g. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- h. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- i. The maintained average horizontal illuminance at grade at the office front entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

Carport Lighting:

- j. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

Landscape Lighting

- k. All landscape lighting fixtures shall be black or dark brown in color, be directed upward, and utilize the extension visor shields to limit the view of the lamp source.
- l. Landscape lighting shall only be utilized to accent plant material.
- m. All landscape lighting directed upward shall be aimed away from property line.
- n. All landscape lighting hanging in vegetation shall contain recessed lamps and be directed downward and away from property line.
- o. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 20. Bicycle rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- D. The number of bicycle parking racks shall be provided in accordance with the Zoning Ordinance.*
- E. The location of bicycle parking racks shall be provided in accordance with the Zoning Ordinance.*

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 21. No exterior vending or display shall be allowed.
- 22. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- F. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
Case 5-ZN-2003 established the Downtown Overlay (DO),*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- G. On November 21, 2005, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
- (1) There is no increase in impervious area from the previous site use and this property is located in the City of Scottsdale downtown fee reduction area. Therefore, there are no stormwater storage waiver in lieu fees, and no stormwater storage basins are required for this site.
- H. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- I. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

25. No street improvements are required for this site.
26. The developer shall dedicate two feet of right of way to increase the half street width of the alley to 10 feet. The current alley width is 8 feet (half street).

Ordinance

- J. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

27. The developer shall provide a minimum backing width from the end of the parking stall equal to 20 feet, without encroaching onto any opposing parking stall.
28. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- K. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

29. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
30. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**REFUSE:****DRB Stipulations**

31. The developer shall construct one refuse enclosure. It shall have two CMU walls, no gate, trash bin, concrete pad to fit within the property lines and 2 to 3 steel bollards. The developer shall prepare a new site plan, showing a 30 degree approach angle for the refuse enclosure and a refuse truck approach pathway that does not encroach on any abutting property, but shall be confined to the City of Scottsdale alley and this property. The City of Scottsdale Sanitation division has approved this design layout.
32. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- L. Refuse enclosures are required as follows:

(1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

- M. Underground vault-type containers are not allowed.

- N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 33. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

- 34. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

- 35. On-site sanitary sewer shall be privately owned and maintained.
- 36. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.